6. BUILDING DESIGN: MULTI-FAMILY RESIDENTIAL

DESIGN OBJECTIVES:

1. Require multi-family design to respect single-family architectural bulk and styles.
   Ref: General Plan Design and Preservation Policy 28.10
2. Preserve existing multi-family housing.
   Ref: General Plan Housing Element Policy 2.6

The following guidelines apply to discretionary design review permit applications. Objective design standards for ministerial design review permit applications begin on page 6-9.

6.01 NEIGHBORHOOD CONTEXT

Multi-family development in Piedmont exists in two contexts:

- First, there is a contiguous area of 16 parcels on Linda Avenue between Grand Avenue and Oakland Avenue, and on the 1000 block of Oakland Avenue that is zoned for multi-family housing. This area presently includes seven single-family detached homes, a few single-family homes that have been divided into multiple units, a few small apartment buildings, and a seven-unit townhome development that sits on one of these parcels.
- Second, there are 9 parcels scattered widely across the city. Each of these parcels includes a small multi-family building or home that has been converted to multiple units. There are also a handful of legal non-conforming multi-unit buildings in the single-family zone.

In both contexts, these areas possess the fundamental characteristics of a single-family neighborhood, including two and three-story structures with front, side and rear yards, driveways and garages. Parcel sizes and shapes resemble the proportions and configurations of adjacent lots zoned for single-family dwellings. While a few are on corners, most are interior lots with street facing widths that are narrower than the lot depths. Only two of the lots face more than one street right-of-way.

In practical terms, the size and proportions of Piedmont's multi-family lots generally limit their capacity. A few of the lots with existing apartment buildings are larger. Thus, the focus of the multi-family guidelines is to accommodate diverse housing types while recognizing the constraints of small parcels and respecting Piedmont's architectural heritage.

6.02 BUILDING SCALE AND MASSING

6.02.01 AESTHETIC DESIGN: NEIGHBORHOOD COMPATIBILITY

DESIGN GUIDELINE:

1. Use the existing architectural rhythm of contiguous properties to establish building massing elements.

DESIGN COMMENTS:

A. The massing of the multi-family structures on the left is compatible with that of the adjacent single-family residence on the right.

B. The architectural rhythm of the adjacent properties helps establish the choice of building elements.

Yes

6.02.02 AESTHETIC DESIGN: ON-SITE COMPATIBILITY

DESIGN GUIDELINES:

1. Use vertical building recesses to break up the overall façade.
2. Introduce changes in wall plane and architectural projections, such as bay windows, porches, overhangs, sunscreens, etc. to reduce the overall building bulk.
3. Use the proportion between windows and adjacent wall surfaces to reduce the overall bulk of building forms.

Yes

6.03 BUILDING STYLES

6.03.01 AESTHETIC DESIGN: NEIGHBORHOOD COMPATIBILITY DESIGN GUIDELINES:

1. Respect the existing neighborhood context, as described in Section 6.01.

2. Building styles may include separate single-family dwellings on the same lot, small multi-unit buildings that resemble single-family dwellings, with either shared or independent pedestrian entries, or side by side townhouses with independent entries that have a similar architectural character to single-family dwellings.

DESIGN COMMENTS FOR DESIGN GUIDELINES 1-2:

Yes

A. This two unit building, with separate pedestrian entry porches at each end, has a symmetrical façade, creating the impression of a grand single-family residence.

Yes

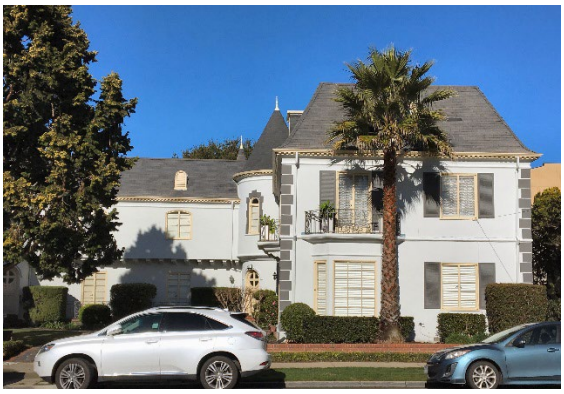
B. This two unit building on a narrower lot has separate pedestrian entry porches on each side, appears as a single-family home and is compatible with the neighboring houses on contiguous lots.

Yes

C. Side by side townhouses with street facing independent entries use similar building forms with different orientations to create interest.

Yes

D. Side by side townhouses use different, yet compatible building forms to create greater individuality between dwelling units.

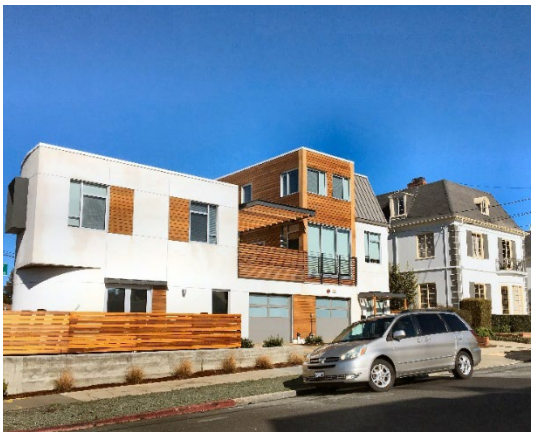


Yes

E. Stacked units with a central entry appears as a single-family home.

Yes

F. Stacked units with independent entries on each side reinforce the building's symmetry.



Yes

G. With a nod to the roof profile and building elements found at the traditional structure to the right, the contemporary building style of the multi-family building to the left is compatible with its neighbor.

Yes

H. Appearing as a single-family home with a rear cottage, these two duplexes on the same lot are compatible with their neighbors.

DESIGN GUIDELINE:

3. In all cases, the “front” of the building should face the street, rather than the side property line. Buildings with street facades dominated by garages or carports are strongly discouraged.

DESIGN COMMENT:

A. The multiple street facing parking garages dominate the ground floor. The boxy building form, roof profile, window proportions and material changes are all incompatible with the scale and character of adjacent single-family residential buildings.

No

DESIGN GUIDELINE:

4. Maintain visual privacy between units within the development and between a development and adjacent properties.

6.03.02 AESTHETIC DESIGN: ON-SITE COMPATIBILITY: DESIGN GUIDELINES:

1. Additions and remodels to existing multi-family dwellings should be addressed in the same manner outlined in Chapter 5: Zone A: Single-family Dwellings.

2. When more than one unit is housed in the same building, the building composition should be read as a whole, rather than one that creates different architectural styles for the separate units.

3. Provide a variety of architectural elements between buildings, to avoid repetition and monotony, while maintaining a unifying architectural style.

DESIGN COMMENT:

A. Without enough changes in wall plane, the repeating of simple building forms and elements becomes monotonous. The paths to the pedestrian entries are too hidden under the side-mounted shed roofs, while the recessed vehicular entries at the center of the building dominate the ground floor. The size of the materials used for building trellises and window details are too small in scale in relation to the building façade.

No

DESIGN GUIDELINES:

4. Pedestrian entries should be located on street facing facades.

5. When there is a horizontal change in exterior building material, the material change should occur at the inside corner of a building form, rather than the outside corner.

6. The use of Universal Design Principles, allowing greater accessibility to multi-family dwellings for persons of all physical means, is encouraged.

7. Balconies should be integral with the building design and not appear to be tacked on or stacked, preventing the repetition of building elements.

DESIGN COMMENT:

A. While cantilevered from the building, the balconies shown at right are consistent with the building style by using the same façade materials and detailing. Long rows of identical balconies should be avoided.

Yes

6.04 GARAGES AND DRIVEWAYS

6.04.01 AESTHETIC DESIGN: ON-SITE COMPATIBILITY

DESIGN GUIDELINES:

1. See Design Guidelines Section 5.02; Detached and Attached Garages, for additional guidelines.

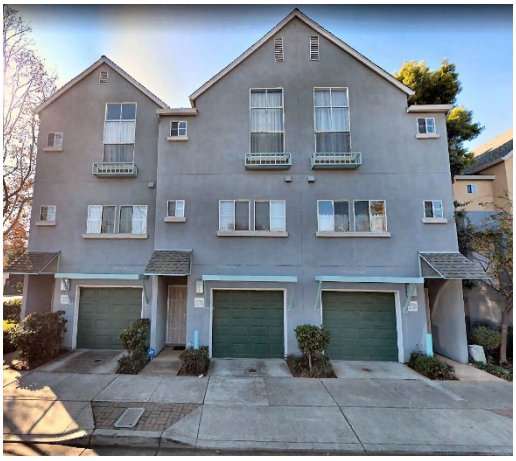
2. To reduce curb cuts, when feasible, use a single driveway and garage entry for shared parking, when visible from the street right-of-way.

DESIGN COMMENTS:

A. The entrance to an auto court like the one shown at right provides a single point of entry from the street right-of-way to independently accessible garages.

Yes

B. Multiple street facing entrances to individual garages within the same building, like the one shown at right, overwhelm the ground floor pedestrian entries.



No

6.05 OBJECTIVE DESIGN STANDARDS – MULTI-FAMILY

DESIGN STANDARDS:

Objective design standards, rather than discretionary standards, are mandated by State law. Their purpose is to streamline the review of multifamily and mixed-use housing, which is often a more affordable housing type than single-family houses, duplexes, and triplexes. If a development application is consistent with the objective design standards and meets other eligibility criteria, the City may be required by State law and City Code division 17.67 to approve the development application without a public hearing, neighbor comments, or CEQA review. The objective design standards for multi-family development are provided on the following pages.

Objective Design Standards

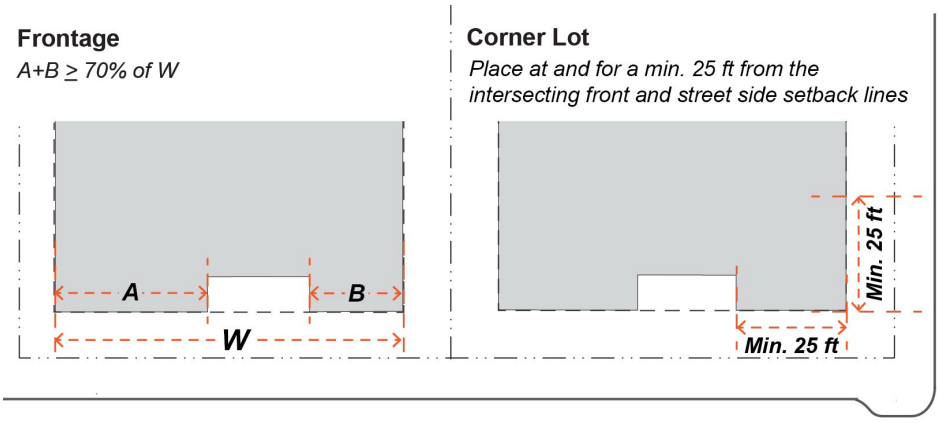
Multi-family Residential Design Standards

A. **Building Envelope Design.**

1. **Building Placement.**

a. *Frontage.* A minimum 70% percent of ground-floor building frontage must be built at or within 18 inches of the front setback to create a continuous street wall.

b. *Corner Lot.* At street corners, buildings must be placed at the street yard setback lines and for a minimum 25 feet distance from the intersecting front and street side setback lines.



2. **Building Massing Abutting Zone A.** Building façade planes facing and abutting properties in Zone A may not exceed 35 feet in width without a break a minimum 6 feet depth.

3. **Privacy.**

a. *Outdoor Habitable Space.* Balconies, decks, and other habitable outdoor spaces are not allowed on any upper-story facades on facing and abutting lots in Zone A.

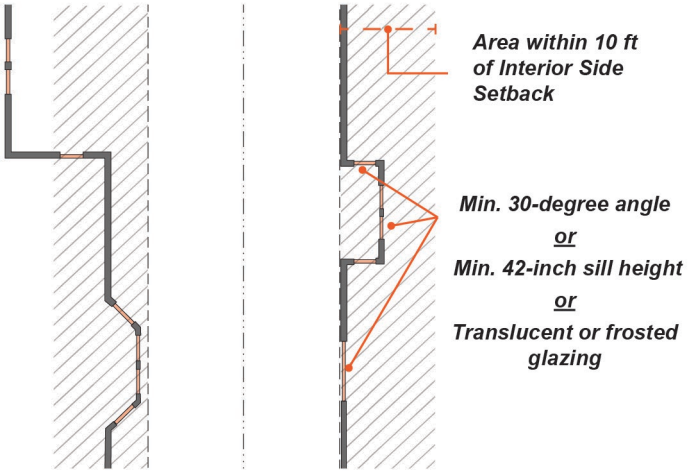
b. *Balcony and Deck Placement.* Primary living spaces located along a side setback shall orient balconies and decks towards the front and rear of the building.

c. *Privacy and Window Placement.* Windows to primary living spaces within 10 feet of or facing a side setback or within 25 feet of and facing another unit on-site must:

i. Be angled away from the adjacent side setback line a minimum of 30 degree, measured from a line perpendicular to the side setback line;

ii. Have a minimum sill height of 42 inches from the finished floor; or

iii. Use permanently translucent or “frosted” glazing.



B. **Building Design.**

1. **Street-Facing Building Articulation and Façade Bays.**

a. *Vertical Articulation.*

i. Building facades up to 45 feet in length along a public right-of-way must incorporate one of the following:

(a) Window bays a minimum 2 feet in depth from building façade every 10 horizontal feet.

(b) Recesses a minimum 2 feet in depth from building façade every 10 horizontal feet.

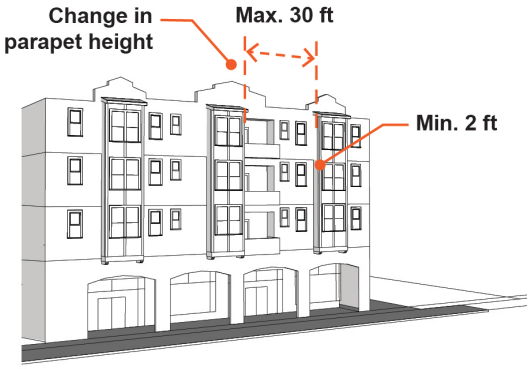
(c) Porches or decks over a minimum of 25 percent of the façade.

ii. When a building façade exceeds 45 feet in length along a public right-of-way, it must be separated into façade bays no greater than 30 feet in width defined by a recess a minimum of 2 feet in depth and at least one of the following strategies:

(a) Change in roof parapet height or shape of at least 6 feet.

(b) Change in roof form and type (e.g., flat pitch roof to gable).

(c) Change in building height, minimum 8-foot difference.



Building façade > 45 ft

b. *Bay Articulation.* The eave or roof form of a recessed façade bay shall be no higher than the those of bays not recessed.

c. *Townhouses/Rowhouses.* In townhouse and rowhouse development types, facades of adjacent attached units must be staggered or off-set a minimum of 12 inches to avoid monotony in design.

2. **Roof Form and Design.**

a. *Allowed Roof Forms.* Roof forms shall be limited to:

i. Hipped

ii. Gable

iii. Dormers, which may not exceed 8 feet in length.

iv. Parapet and flat membrane roofing. Parapet segments may not exceed 25 feet in length without interruption in height or form.

v. Roof decks that are enclosed on the sides and rear, either partially or completely, provided the deck and deck occupants are not visible from the right-of-way or adjacent single-family property within 300 feet.

b. *Pitch.* The pitch of the roof must be 3:12 to 5:12 ratio. Flat roofs with parapets are also permitted.

c. *Eaves.* Where eaves exceed 18 inches in depth, exterior brackets or beams are required.

d. *Form and Design.* Solar roofs and other Building Integrated Photovoltaic (BIPV) roof designs are exempt from these roof form standards if needed to achieve a net zero energy consumption result on site.

3. **Building Entries.**

a. *Ground Floor Entrances.*

i. Shared entrances must be located on the front of the building and must face a public right-of-way. Entrances are limited to a minimum 2 per facade facing and abutting the public right-of-way or 1 for every 20 housing units per facade facing the public right-of-way, whichever is greater, in Zone D.

ii. Individual entrances must face either a public right-of-way, an internal access drive, or a shared forecourt.

b. *Upper Floor Entrances.* Exterior stairs to entrances to upper floor units above the second floor are not permitted.

c. *Frontage Types.* Building frontages must take one of the following forms:

i. Shared landscaped forecourt with dimensions as indicated below:

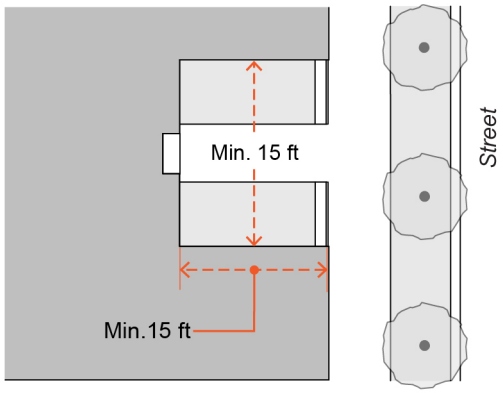
(a) Forecourt depth: Minimum 15 feet

(b) Forecourt width: Minimum 15 feet

(c) Ratio of forecourt width-to-height: Maximum 2:1

(d) Entrance maximum 3 feet above level of forecourt.

Section



Plan

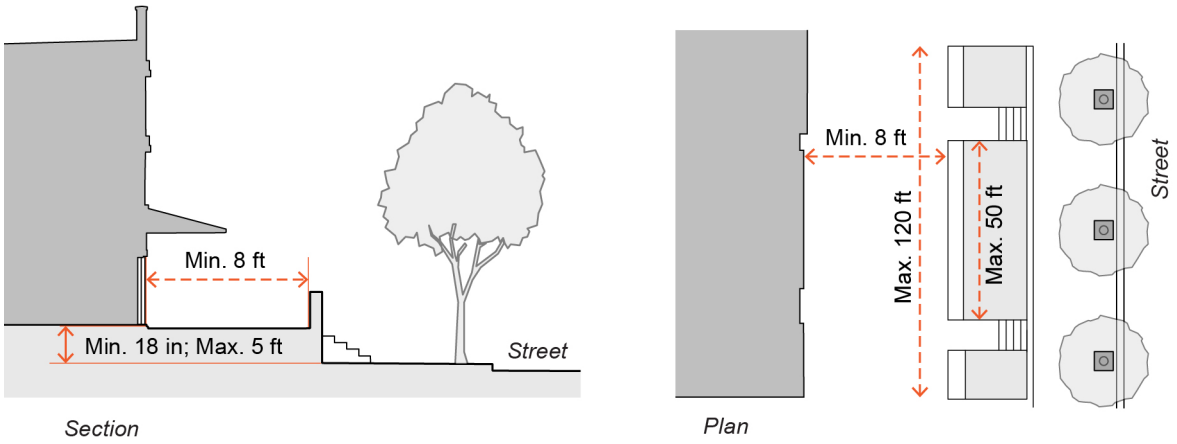
ii. Shared entrance forecourt level above or below sidewalk: Shared or individual terrace frontage with dimensions as indicated below:

(a) Terrace depth: Minimum 8 feet

(b) Terrace width: Minimum 15 feet, maximum 120 feet

(c) Distance of terrace between stairs: Maximum 50 feet

(d) Terrace level above sidewalk: Minimum 18 inches, maximum 5 feet



iii. Entrances for individual units with covered dooryard frontages with dimensions as indicated below:

(a) Dooryard width: Minimum 6 feet

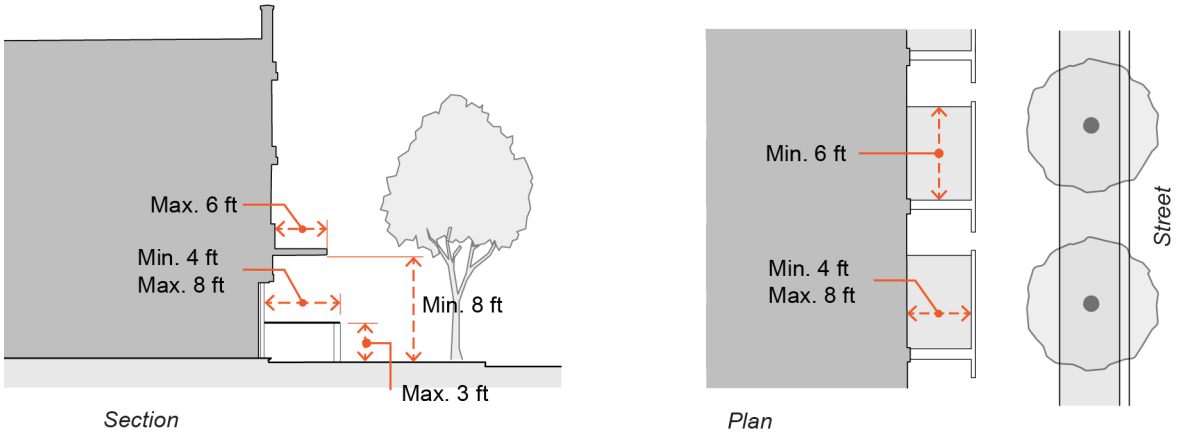
(b) Dooryard depth: Minimum 4 feet, maximum 8 feet

(c) Dooryard overhead projection depth: Maximum 6 feet

(d) Dooryard clear height: Minimum 8 feet

(e) Dooryard wall/planter/fence height: Maximum 3 feet

(f) Not permitted in Zone D.



iv. Individual covered stoop frontages with dimensions as indicated below:

(a) Stoop clear height: Minimum 8 feet

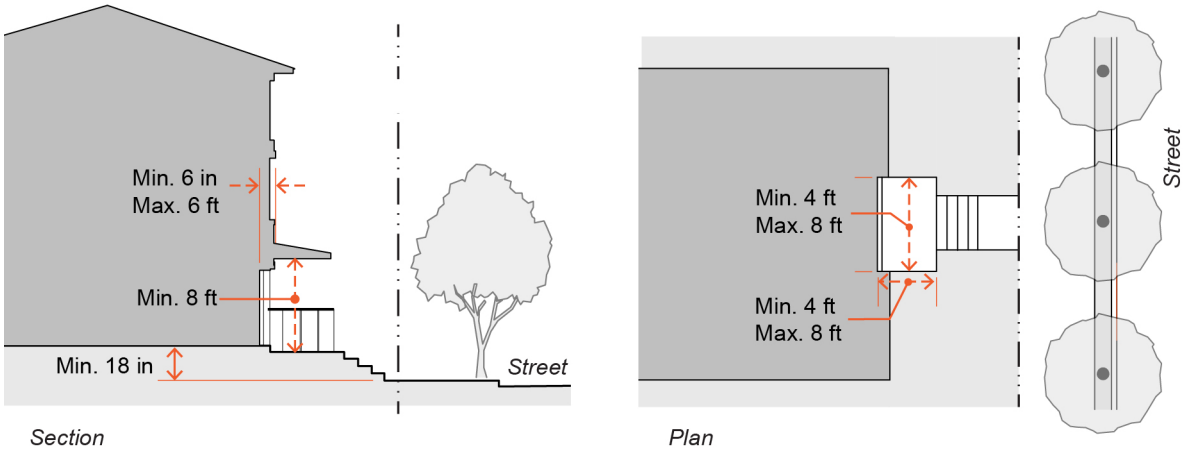
(b) Stoop height above sidewalk: Minimum 18 inches

(c) Stoop width: Minimum 4 feet, maximum 8 feet

(d) Stoop depth: Minimum 4 feet, maximum 8 feet

(e) Stoop entry recession: Minimum 6 inches, maximum 6 feet.

(f) Not permitted in Zone D.



d. *Forecourt.* Forecourts must:

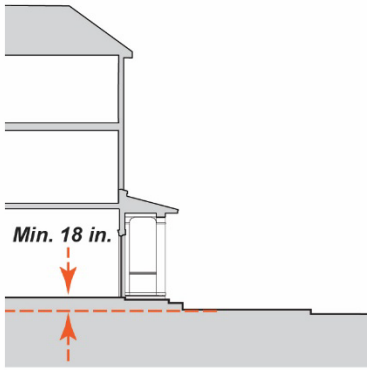
i. Be visible from and linked to abutting public rights-of-way by a clear, non-combustible accessible path of travel;

ii. Be enclosed on at least three sides by buildings; and

iii. Remain open to the sky (arbors and trellises are allowed).

e. *ADA Accessibility.* All frontages must comply with ADA accessibility requirements.

4. **Ground Floor Finish Floor Elevation.** The ground floor finish floor elevation must be minimum 18 inches above sidewalk elevation. However, the ground floor interior lobby serving 55% or more of multifamily residential units may be a minimum 6 inches above sidewalk elevation.



5. **Window and Door Design.**

   a. *Window Shape.* Primary windows may be square, vertically-oriented and rectangular, or vertically-oriented and arched. Secondary windows must be smaller in size than primary windows and may be square, vertically-oriented and rectangular, or vertically-oriented and arched.

   b. *Window Recess and Trim.*

      i. For windows on building walls of wood exterior materials, include trim at least 2 inches in width (foam or vinyl trim not permitted).

      ii. For windows on building walls of stucco, be recessed a minimum of 2 inches from the outer wall surface.

   c. *Windows Material.* Vinyl is not a permitted window material.

   d. *Divided Lites.* Simulated divided-lite grilles are acceptable only if they are located on both the outside and inside faces of the window, have spacer bars between the double panes of glass, and a thickness of at least 1/2 inch on each side of the window. A minimum 50 percent of windows must have a divided lite design.

   e. *"360-Degree" Design.* All primary windows on each floor of each façade must be the same design, proportions, trim, material, and color.

   f. *Glazing.* All glazing types are permitted except reflective or opaque tinting of glazing, which are prohibited.

   g. *Residential Signifiers.* Residential facades shall incorporate at least one of the following elements that signal habitation: window bays, usable balconies, or horizontal cornices or string courses at every floor.

6. **Residential Unit Design.**

   a. *Affordable Unit Design.* Affordable units and market rate units in the same development shall be constructed with the same exterior materials so that the units are not distinguishable.

   b. *Private Open Space.*

      i. Minimum 100 square feet per unit.

      ii. Private open space may be at-grade or elevated.

   c. *Common Open Space.*

      i. Minimum 500 square feet per lot or 25 square feet per unit, whichever is greater.

      ii. Minimum dimension 15 feet.

      iii. Shared open space may be at-grade, elevated, or rooftop.

      iv. Where required common open space abuts private open space, an access drive, or the public right-of-way, then a minimum 2-foot-wide

buffer is required. The buffer must be planted or otherwise designed to be screened from view from the private open space.

7. **Parking and Driveway Design.**

   a. *Parking Design.* Parking must be located in:

      i. Tuck-under individually secured garages on the ground level of a structure in Zone C; or

      ii. Shared garage (podium or underground) in Zone C or D.

   b. *Driveway Width.* Driveways may not exceed 20 feet in width.

   c. *Parking Visibility.* Street-facing structured parking levels are not permitted at the ground-level unless the parking level exterior matches that of the living area.

   d. *Garage Doors.*

      i. All garage doors must be motorized.

      ii. Controlled entrances to shared parking facilities (gates, doors, etc.) shall be located a minimum 10 feet from the back of sidewalk and may not exceed 20 feet in width.

   e. *Long-term Bicycle Parking.*

      i. A minimum of one long-term bicycle parking space shall be provided for every 4 residential units.

      ii. Long-term bicycle parking must be located on the same lot as the use it serves and:

         (a) In a parking facility;

         (b) In an enclosed bicycle locker; or

         (c) In a fenced, covered, and locked bicycle storage area.

   f. *Bicycle and Auto Parking Clearance.* 5 feet of horizontal clearance shall be provided between vehicle and bicycle parking spaces. 2 feet of horizontal clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways.

8. **Equipment Screening.**

   a. *Solar Equipment.* Rooftop solar panels shall have a low-profile, flush-mounted design, with a maximum of 6-inch gap between the solar panel and the roof material unless the roof is flat. If solar panels are mounted on a flat roof and are tilted or angled to maximize solar energy production, building parapets or other architectural elements shall provide screening from view from the public right-of-way and from adjacent single-family uses within 300 feet. Screening shall be architecturally continuous with the building in color, material, and trim cap detail.

   b. *Height of Roof-mounted Equipment.* Roof mounted equipment greater than 12 inches above the roof line, except for roof exhaust vents, plumbing vents, and

solar panels on pitched roofs, shall be screened from being viewed from the public right-of-way and from adjacent single-family uses within 300 feet.

c. *Location of Ground-mounted Equipment.* Neither mechanical nor electrical equipment is allowed in street-facing setbacks facing and or interior side setbacks abutting single-family uses on lots in Zone A.

d. *Visibility of Ground-mounted Equipment.* Site-and ground-mounted mechanical or electrical equipment shall be screened using plant materials, fencing, or walls from public right-of-way. Conduits shall not be exposed on exterior walls and shall be embedded in walls or within a chase designed for such use.

e. *Screening Height.* All screen devices shall be as high as the highest point of the equipment being screened.

f. *Drain-Waste-Vent System.* Supply, exhaust and venting plumbing, conduits, and flues shall be concealed within the walls of a building.

9. **Additions and Remodels.** In order to ensure that proposed additions and remodels match the existing building, any remodels and additions must incorporate only the architectural design elements, proportions, materials, and details that are already on the existing building.

C. ***Façade Design.***

1. **Blank Walls.**

a. *Limit on Blank Walls.* Blank walls on any floor may not exceed 12 horizontal feet.

b. *Enhancement on Blank Walls.* Blank walls at the ground level must include one or more of the following:

i. A pattern of motifs or insets in tile or stucco;

ii. A base or water table at least 2.5 feet in height and a cornice at the top of the ground level;

iii. Landscaping that, at maturity, obscures a minimum 50 percent of the wall area, and that is guaranteed for a period of 10 years, minimum; or

iv. Landscaped trellises or lattices over a minimum 50 percent of the wall area that is guaranteed for a period of 10 years, minimum.

2. **Building Materials, Colors, and Finish.**

a. *Primary Building Materials.* A primary building material shall mean a material that covers 60 percent or more of a façade surface area excluding transparent surfaces. When there is a change in exterior building material, the material change must occur at the inside corner of a building form, or a minimum of 8 feet beyond an outside corner. The following primary cladding materials are allowed:

i. Stucco (minimum 2-coat)

ii. Stone (must extend vertically to the foundation)

iii. Stone-colored brick (must extend vertically to the foundation)

b. *Secondary Building Materials.* A secondary building material shall mean a material that covers 40 percent or less of a façade surface area excluding transparent surfaces. The following secondary cladding materials are allowed:

i. Metal (wrought iron, copper, bronze) with a non-reflective finish

ii. Wood

iii. Split-face Concrete Masonry Unit (CMU)

iv. Terra cotta tile

v. Brick or brick veneer

vi. Glazed tile

c. *Building Colors.* A maximum of four colors shall be applied to be the building façade:

i. Primary color comprising 60 percent or more of the façade.

ii. Secondary color comprising no more than 30 percent of the façade.

iii. Tertiary color comprising no more than 10 percent of the façade.

iv. Accent color for use on trim and architectural details.

v. Materials with naturally occurring colors such as wood or stone, materials with prefinished color such as stucco, and colorized metal shall constitute a color for this requirement.

d. *Porches, Balconies, Decks, and Exterior Stairs.* Porches, balconies, decks, and exterior stairs must be stucco or wood. Railings must be stucco, wood, or metal.

e. *Timber Protection.* Exterior timber shall be protected from decay by stain and sealant.

f. *Ferrous Material Protection.* Exterior ferrous metals shall be protected from corrosion either through the use of galvanized, stainless, or weathering steel.

g. *Roof Materials.* Roof materials must be:

i. Composition shingle (Timberline Lifetime Architectural), brown or brown-red in color;

ii. Spanish barrel tile, regularly or irregularly laid, and brown or brown-red in color;

iii. Standing seam metal in a nonreflective dark brown or dark bronze color;

iv. Concrete roof tiles; or

v. Cool roof membrane roofing, non-reflective and medium gray color.

3. **Architectural Details.**

a. *Structural Elements.* Structural elements visible on the building exterior (e.g. rafters, purlins, posts, beams, balconies, brackets, trusses, columns, arches, etc.), even when ornamental, shall be placed to frame building apertures and bays.

b. *Parapet Design.* Patterns of steps, angles, and/or curves must be symmetrical within each segment or establish symmetry across the building façade.

c. *Gutters.* All gutters shall contain features to direct rainwater away from exterior walls including one or more of the following:

i. Projecting eaves (minimum 12-inch projection)

ii. Scuppers (minimum 12-inch projection if no downspouts are used)

iii. Gutters with downspouts

d. *Street Address Number.* Street address numbers must be metalwork or tiled.

e. *Ornamental Features.* Buildings must exhibit at least two of the following ornamental features over 15% or more of each facade:

i. Patterned accent tiles applied consistently across all street-facing building facades

ii. A pattern of carved insets with grilles on all street-facing building facades

iii. A pattern of stucco motifs or tile motifs or vents on all street-facing building facades

iv. Terra-cotta tile chimney top (enclosing equipment or not)

f. *Exceptions.* All building façades must comply with applicable standards with the following exceptions:

i. Materials used for the building base or podium need not be repeated.

ii. Where a building is designed to appear as separate buildings, each portion that appears as a separate building shall be subject to the Building Design and Façade Design standards separately.

4. **Additions and Remodels**. Notwithstanding the design standards of this Chapter, new or replacement windows or doors in an existing wall must have the same design, detail, and placement of existing windows or doors on the building.

D. **Site Design.**

1. **Walls and Fences.**

a. *Fences and Walls.* Fences and walls shall be the same materials and color with that of the primary or secondary building materials.

b. *Retaining Walls.* The design of new retaining walls that are visible from the abutting public right-of-way, as well as those that are within the side and rear yard areas, shall be constructed in a stepped or terraced fashion with the maximum height for any single wall no more than 4 feet **unless an engineering assessment finds that physical limitations do not make such terracing feasible**. If the change in grade is greater than 4 feet, a series of retaining walls, interspersed by planting areas in a stepped or terraced fashion shall be constructed to minimize the retaining walls visual prominence and avoid a monolithic appearance. A minimum 6 foot masonry wall must be provided on property lines shared with single-family uses on lots in Zone A.

c. *Retaining Wall Design.*

i. Retaining wall material shall be concrete or CMU covered with plaster stucco a minimum of 2 inches thick.

d. *Screening of Retaining Walls.* Where a single large retaining wall is used, its design shall incorporate a planting strip and irrigation system at its toe strip to allow for the planting of screening vegetation and/or a planting strip with irrigation system at the top of the wall. Planting strip must be a minimum 12 inches wide

e. *Gates.* Residential security gates, when installed, shall be the same color as the secondary building materials and be no more than 50 percent opaque.

2. **Landscaping.**

a. *Landscape Design.*

i. *Landscape species must be native, low-water usage, and low maintenance, meeting Water Efficient Landscape Ordinance requirements.*

ii. *Landscaping shall be placed according to sunlight needs.*

iii. *Landscaping shall be located to cover the entire development site and provide shade in south-facing and west-facing areas.*

iv. *Plant size at maturity must not exceed:*

(a) 30 inches within 10 feet of a sidewalk or driveway

(b) The height of any building aperture within 10 feet of the aperture.

v. *Existing mature trees shall be preserved and incorporated as part of the overall landscape design.*

b. *Required Landscaping.*

i. *Ground cover must be planted a maximum of 1 foot on center.*

ii. *The following does not count toward the required landscape area:*

(a) *Artificial turf; and*

(b) *Any area with a minimum dimension less than 30 inches.*

c. *Prohibited Species and Materials. Plant species that are listed by California Invasive Plant Council (Cal-IPC) as invasive are prohibited as is flammable mulch.*

d. *Frontage Landscaping.*

i. *The required street setback area must be landscaped except for areas of ingress and egress.*

ii. *Landscaping may include container plantings, groundcover, turf, climbing vines, shrubs, low hedges, and trees.*

iii. *A maximum of 20 percent of the required front setback area may be turf. Such turf area may not be counted toward the required landscaped area.*

e. *Interior Side and Rear Setback Landscaping.*

i. *Landscaping within side and rear setback areas shall be located to delineate property lines.*

ii. *All interior side and rear setbacks on lots which abut Zone A shall be planted with a mix of trees and shrubs. At least one tree of at least 15-gallon size shall be planted per 20 linear feet or as appropriate to create a*

tree canopy over the required setback. In addition, at least three shrubs shall be planted per 20 linear feet.

f. *Grading. To minimize impacts on existing terrain, t*he maximum amount of cut shall not exceed 5 feet below the natural grade and the amount of fill shall not exceed 3 feet above the natural grade.

g. *On-site Drainage. Drainage shall be provided on-site using natural drainage channels, bioretention areas, or other landscape areas that filter surface water run-off before it enters the storm drain system.*

h. *Backflow Preventer and Public Utilities. Any backflow preventer or public utility, such as panels and meters, must be screened with landscaping as high as the equipment and landscaping* must be guaranteed for a period of 10 years. Public utility connections must be installed in underground vaults and conduit.

3. **Site Circulation.**

a. *Hardscape Materials. On-site hardscape material shall be permeable or pervious and gray or light gray in color with a higher solar reflective index.*

b. *Paving within Setback Area. Paving within required setback areas shall be distinct from the adjacent public sidewalk in color, design, or texture.*

c. *Curb Cut Frequency. A maximum of one curb cut for driveway access may be permitted per street frontage per development project site.*

4. **Refuse and Recycling Areas.**

a. *Location. Common refuse and recycling containers shall not be located:*

i. *Within any required street-facing setback;*

ii. *Any required parking and landscaped areas; or*

iii. *Any other area required to remain unencumbered, according to fire and other applicable building and public safety codes.*

b. *Visibility. Common refuse and recycling containers shall not be visible from the public right-of-way and shall be screened by landscaping. Fences or walls may be used if located outside a required setback.*

c. *Enclosure and Container Materials.*

i. *Enclosure materials shall be the same as those of the primary building.*

ii. *Containers used for the collection and storage of refuse and recyclable materials shall meet the standards of the waste collection company and be:*

(a) *Constructed of a durable waterproof and rustproof material;*

(b) *Enclosed and covered when the site is not attended;*

(c) *Secured from unauthorized entry or removal of material; and*

(d) *Shall be sized to accommodate the volume of materials collected between collection schedules.*

(e) *Required refuse collection must be grouped together and equally accessible to residents.*

d. *Clear Zone. The area in front of and surrounding all enclosure types shall be kept clear of obstructions and accessible.*

e. *Drainage. The floor of the enclosure shall have a drain that connects to the sanitary sewer system.*

5. **Lighting.**

a. *Entrance Lighting.* Light fixture(s) at all building entries are required.

b. *Façade Lighting.* Lights on the building façade shall be incorporated into façade design for all facades. Fixtures shall be:

i. Fully shielded and directed downward onto the building façade and onto paving of entrance areas; and

ii. The same materials as the building trim/accent.

c. *Low-level Lighting.* Low-level lighting shall be provided to ensure entry paths, entry stairs and driveways, garage and building entries are illuminated.

6. **Energy Efficiency.**

a. All appliances must meet the applicable adopted Reach Codes.

b. All **appliances**, HVAC and lighting shall be electric and energy-efficient.

6.05.02 Definition of Terms

Arched Window. Window that is rounded at the top.

Blank Wall. A portion of a façade on any floor of a building that that does not include a transparent window or door between the level of the finished floor and the level of the ceiling.

Common Open Space. Courtyards, sport courts, play areas, gardens, or other open spaces for communal use within a development and accessible by all residents of the development.

Dentilled Cornice. A dentil, or small block, used as a repeating ornament under a cornice.

Divided Lites. A window with individual panes of glass separated by muntins, typically arranged in a grid. Simulated divided lite windows are made from a single, large pane of glass with a surface grid attached to one side.

Façade Bay. A section of a building between vertical lines or planes, as defined by columns, pilasters, bay windows, or other horizontal projections or recesses.

Finished Floor. The top layer of flooring.

Forecourt. A type of frontage with a portion of the façade set back from the primary façade creating a small courtyard space. The courtyard may be used as an entry court or as shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Private Open Space. A yard, patio, porch, or balcony directly accessible from the dwelling unit for which the open space provides an opportunity for private outdoor recreation and relaxation of the resident(s) of the associated dwelling unit.

Rowhouse. A single-family dwelling that shares a party wall with another of the same type placed side-by-side with individual entries along the front and dedicated private open space for each unit typically located in the rear. Each unit has its own front access at the ground floor. Also known as a townhouse or townhome.

Shared Garage. A structured parking area that is shared by multiple residential units or commercial spaces.

Shopfront. A type of frontage, typically for commercial and retail use, where the façade is aligned close to the frontage line with the building entrance at the level of the sidewalk.

Townhouse. See Rowhouse.